

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED  
DISPOSITION OF 109 East Brookline Street, 215 West  
Newton Street, 18 Wellington Street, 82 Montgomery  
Street, 41 Cunard Street, 86 West Springfield Street,  
112 West Springfield Street, 28 Warwick Street,  
32 Warwick Street, 37 Windsor Street, 75 Windsor Street,  
239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street,  
72 Hammond Street, and 86 Hammond Street, in the SOUTH  
END URBAN RENEWAL AREA (PROJECT NO. MASS. R-56)

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Low-Cost Housing, Inc., has expressed the desire to rehabilitate the above-cited properties,

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Low-Cost Housing, Inc., be and hereby is designated as Redeveloper of 109 East Brookline Street, 215 West Newton Street, 18 Wellington Street, 82 Montgomery Street, 41 Cunard Street, 86 West Springfield Street, 112 West Springfield Street, 28 Warwick Street, 32 Warwick Street, 37 Windsor Street, 75 Windsor Street, 239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street, 72 Hammond Street, and 86 Hammond Street, in the South End Urban Renewal Area.
2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Low-Cost Housing, Inc., possesses the qualifications and financial resources to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying these properties to Low-Cost Housing, Inc., said documents to be in the Authority's usual form.

5. That the Director be and hereby is authorized for and on behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

JANUARY 21, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: OFFICE OF THE DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER  
DISPOSITION OF CERTAIN PROPERTIES IN THE SOUTH END  
URBAN RENEWAL AREA (MASS. NO. R-56)

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SUMMARY: This memorandum requests that the Authority finally designate Low-Cost Housing, Inc., as the Redeveloper of sixteen properties in the South End Urban Renewal Area and authorize the conveyance of those properties to Low-Cost Housing, Inc.

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Low-Cost Housing Corporation was originally formed by persons associated with Trinity Church, Boston, and people in the South End. It merged in 1967 with four other nonprofit housing groups. The aim of the group is to rehabilitate buildings in the South End to provide housing at the lowest possible rents. This is accomplished through a program that utilizes a built-in construction and maintenance crew, volunteer workers from the inner city and the suburbs, and an apprentice training program. In 1969, more than 11,000 man-hours were donated by qualified volunteers. Over thirty buildings have been completed or are in the process of being completed by Low-Cost Housing, the cost of which has been paid for through private capital (in both mortgage financing and through cash gifts) and a demonstration grant from the Department of Housing and Urban Development.

The Tentative Designation of Redeveloper for these properties was voted by the Authority on September 3, 1970, subject to the amendment that, in the ensuing ninety days, Low-Cost Housing make sufficient progress on the buildings they now have to demonstrate their ability to rehabilitate these additional properties. Low-Cost Housing, Inc., has complied with this request and now possess the necessary financial ability to rehabilitate the additional properties. It is therefore recommended that the Authority finally designate Low-Cost Housing, Inc., as Redeveloper of 109 East Brookline Street, 215 West Newton Street, 18 Wellington Street, 82 Montgomery Street, 41 Cunard Street, 86 West Springfield Street, 112 West Springfield Street, 28 Warwick Street, 32 Warwick Street, 37 Windsor Street, 75 Windsor Street, 239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street, 72 Hammond Street, 86 Hammond Street, and authorize conveyance of these parcels to Low-Cost Housing, Inc.

An appropriate Resolution is attached.